

## Non-Residential Plans Development Review Checklist

*PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL*

Name of Plan: \_\_\_\_\_ Type of Plan: \_\_\_\_\_  
Location: \_\_\_\_\_  
Pre-Application Meeting date: \_\_\_\_\_ Attendees: \_\_\_\_\_

City contributions/participation: \_\_\_\_\_

Developer's Agreement Yes\_\_\_\_ No\_\_\_\_ Name\_\_\_\_\_

Have you contacted adjacent Homeowners' Associations (HOAs)? \_\_\_\_\_  
Please list relevant/adjacent HOA's and provide contact information. \_\_\_\_\_

*Please contact the Planning Division if you are in need of updated HOA contact information.*

Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Link to the Comprehensive Zoning Ordinance:

<http://friscotexas.gov/departments/planningDevelopment/Pages/MostRequestedOrdinances.aspx>

### Article II, Sections 2 & 3

Proposed Land Use: \_\_\_\_\_

Land Use Permitted in Zoning District: Yes\_\_\_\_ No\_\_\_\_

Land Use Permitted in Overlay District: Yes\_\_\_\_ No\_\_\_\_

Meets all Conditional Development Standards: Yes\_\_\_\_ No\_\_\_\_

Special/Overlay District: None\_\_\_\_ Preston\_\_\_\_ Tollway\_\_\_\_ Sub-District: \_\_\_\_\_

For OTC, are the Downtown Architectural Design Standards met? Yes\_\_\_\_ No\_\_\_\_

Façade Plan and Documentation Pictures Submitted? \_\_\_\_\_

### Article III, Section 2

Setbacks: Front\_\_\_\_ Side\_\_\_\_ Rear\_\_\_\_

Landscape: Front\_\_\_\_ Side\_\_\_\_ Rear\_\_\_\_

Lot Size: Depth\_\_\_\_ Width\_\_\_\_ Area\_\_\_\_

Building Height/Stories: \_\_\_\_/\_\_\_\_ FAR:\_\_\_\_ Lot Coverage: \_\_\_\_%

### Article III, Section 3

If located in the **Preston Road Overlay District**, complete the following:

Does use conform to Conditional Development Standards: Yes\_\_\_\_ No\_\_\_\_

All Landscape Requirements met: Yes\_\_\_\_ No\_\_\_\_

Is the 7% Open Space requirement met: Yes\_\_\_\_ No\_\_\_\_

Do all buildings meet the Exterior Appearance of Buildings and Building Material and Color requirements:

Yes\_\_\_\_ No\_\_\_\_

All driveway and parking requirements met: Yes\_\_\_\_ No\_\_\_\_

- Divided drives at median openings must be provided.

- If serving over 200 parking spaces, must provide 150' of internal stacking. Is a slip road required? Yes \_\_\_\_\_ No \_\_\_\_\_ Is a slip road provided? Yes \_\_\_\_\_ No \_\_\_\_\_  
All service areas, loading areas, and outdoor storage requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_  
Streetscape Elements provided: Yes \_\_\_\_\_ No \_\_\_\_\_  
All Sub-District requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_  
Has a façade plan and sample board been provided? \_\_\_\_\_

If located in the **Tollway Overlay District**, complete the following:

Does use conform to Conditional Development Standards: Yes \_\_\_\_\_ No \_\_\_\_\_  
All Landscape Requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_  
Is the 7% Open Space requirement met: Yes \_\_\_\_\_ No \_\_\_\_\_  
Do all buildings meet the Exterior Appearance of Buildings requirements: Yes \_\_\_\_\_ No \_\_\_\_\_  
All driveway and parking requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_  
All Screening Criteria for Utilities and Service Facilities met: Yes \_\_\_\_\_ No \_\_\_\_\_  
Retail/Residential roadway connections provided: Yes \_\_\_\_\_ No \_\_\_\_\_  
All Sub-District requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_  
Has a façade plan and sample board been provided? \_\_\_\_\_

#### **Article IV, Section 4**

# of Parking Spaces Required \_\_\_\_\_ (Ratio \_\_\_\_\_ : \_\_\_\_\_) Provided: \_\_\_\_\_  
Dimension of Spaces: \_\_\_\_\_ Wheel Stops Used? Yes \_\_\_\_\_ No \_\_\_\_\_  
Loading Spaces provided (per 5,000 square feet or more): Yes \_\_\_\_\_ No \_\_\_\_\_  
Does use require stacking? Yes \_\_\_\_\_ No \_\_\_\_\_ Type/Feet/Spaces Required \_\_\_\_\_  
Escape lane provided for Drive-thru: Yes \_\_\_\_\_ No \_\_\_\_\_  
Is shared parking or an offsite parking easement being utilized? \_\_\_\_\_

#### **Article IV, Section 5**

Screening Required: Yes \_\_\_\_\_ No \_\_\_\_\_ Type/Description: \_\_\_\_\_

Grade Changes (Nonresidential Zoning to Residential Zoning): Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain and provide resolution for site. \_\_\_\_\_

Other Types: Loading Area \_\_\_\_\_ Open Storage \_\_\_\_\_  
Dumpsters \_\_\_\_\_ Mechanical Equipment \_\_\_\_\_  
Other \_\_\_\_\_

#### **Article IV, Section 6**

Lighting requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_

#### **Article IV, Section 9**

Is the property adjacent to a major creek? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, are requirements for development adjacent to a major creek met? Yes \_\_\_\_\_ No \_\_\_\_\_

*The major creeks in the City of Frisco are Cottonwood Creek, Panther Creek, Parvin Branch, Rowlett Creek, Whiterock Creek, and Stewart Creek.*

#### Article IV, Section 10

Is a traffic impact analysis required for this development? Yes \_\_\_\_\_ No \_\_\_\_\_

#### Article IV, Section 11 (Retail Design & Development Standards)

Do all buildings meet the "Exterior Appearance of Buildings" requirements? \_\_\_\_\_

Gas pumps proposed on property? \_\_\_\_\_ Are the gas pump requirements met? \_\_\_\_\_

Any single tenant retail buildings over 70,000 sq. ft. (Big Box) proposed? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, has a Specific Use Permit been granted for a Big Box? Yes \_\_\_\_\_ No \_\_\_\_\_

Pad Site Requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_ Acreage \_\_\_\_\_ # of Pad Sites: \_\_\_\_\_

All Landscape Requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_

Is the 7% Open Space requirement met: Yes \_\_\_\_\_ No \_\_\_\_\_

All driveway and parking requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_

- Divided drives at median openings must be provided.

- If serving over 200 parking spaces, must provide 150' of internal stacking.

All drive aisles in front of buildings under 300 feet long: Yes \_\_\_\_\_ No \_\_\_\_\_

- If No, traffic calming, a 30-foot offset or a traffic circle must be provided.

All parking requirements met: Yes \_\_\_\_\_ No \_\_\_\_\_

Cross access provided to adjacent properties: Yes \_\_\_\_\_ No \_\_\_\_\_

Is the property adjacent to residential property? Yes \_\_\_\_\_ No \_\_\_\_\_

Have the plans been coordinated with plans on adjacent properties? \_\_\_\_\_

If Yes, has a drive connection been provided between the properties? \_\_\_\_\_

All screening requirements for service areas, loading areas, and utilities met: Yes \_\_\_\_\_ No \_\_\_\_\_

Has a façade plan and sample board been provided? \_\_\_\_\_

#### Subdivision Regulation Ordinance

Link to the Subdivision Regulation Ordinance:

<http://friscotexas.gov/departments/planningDevelopment/Pages/MostRequestedOrdinances.aspx>

Are all plans in compliance with the Subdivision Regulation Ordinance? \_\_\_\_\_

If they are not in compliance, please explain why. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the hike-and-bike trail delineated according to the Hike & Bike Trail Master Plan? \_\_\_\_\_

I hereby certify that all of the above requirements have been met in the plans submitted.

\_\_\_\_\_  
Signature of Developer/Owner/Applicant/Representative for the project

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

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E-Mail Address